

CONSENT 6/4/07 - (21)

Acton Community Housing Corporation

Nancy Tavernier, Chairman

TOWN OF ACTON

Acton Town Hall

472 Main Street

Acton, Massachusetts, 01720

Telephone (978) 263-9611

achc@acton-ma.gov

TO: Board of Selectmen
FROM: Nancy Tavernier, Chair
SUBJECT: Spending requests from ACHC
DATE: June 1, 2007

Due to the Board's reduced summer schedule, ACHC would like to get authorization for expenditures that we may be making during the summer. Under our Home Rule authority (MGL Chapter 143 of the Acts of 1996), we need to get Selectmen approval for our expenditures but the process we have agreed to in the past is approval using a macro rather than micro approach. These are the anticipated programs that we expect to be funding this summer:

1. **Condo Buydown Program** – We have already received permission from the Board (January 2007) to proceed with the spending on this program that leads up to the unit purchase. We are currently in the process of doing marketing and outreach for the lottery to create a Ready Buyer List. The lottery will be held on July 31 and we hope to have a condo unit available immediately thereafter. ACHC has been viewing potential units to be made available to eligible buyers at a reduced price, subsidized by ACHC. We have promised to return to the Board prior to negotiating a purchase and sale agreement. ACHC does not intend to own the unit but rather be the conduit from the seller to the buyer. We are receiving legal advice from a local attorney for the P&S process and he will help us prepare an offer when we find an appropriate unit. We anticipate having to make a deposit for the unit quickly if an offer is made. **We seek Board approval for this anticipated deposit expenditure and related expenses such as inspections.** As promised, we will return to the Board for the specific unit purchase once it has been approved by DHCD. Just a reminder, the ACHC has a Community Housing Program Fund, with CPA funds totally approximately \$300,000, to use for affordable housing initiatives such as this one.

2. **Resale of LIP unit at 670 Mass. Ave.** - As the Board is aware, the Town has been involved in stopping the foreclosure of a LIP unit authorizing Town Counsel to work out an agreement with the lender and DHCD to allow the Resale of the Unit. The details have not yet been finalized but ACHC has been asked to find an eligible buyer for this unit using the current lottery list of applicants who were not winners for the two Davis Place units. In preparation for this transaction, ACHC would like to fund a home inspection and a Title 5 inspection so that the final selling price can factor in any improvements that may have to be provided by the lender or a combination of funds from lender/DHCD/ACHC. **We seek Board approval for these inspections and other related expenditures to be incurred while preparing the unit for Resale.** These funds would also come from the Community Housing Program Fund for the purpose of preserving the affordable unit.